

After recording return to:

R. Scott Hutchison
Hutchison & Foster
4300 198th St. SW
P.O. Box 69
Lynnwood, Wa. 98046



201106100061
Skagit County Auditor

6/10/2011 Page 1 of 4 2:25PM

RECEIVER'S ASSIGNMENT OF DEED(S) OF TRUST AND LOAN(S)
(Assignment Without Recourse, Covenant, Representation, or Warranty)

Document Title(s): Receiver's Assignment of Deed of Trust and Loan

Reference Number(s) of Document assigned:

Deed of Trust Recording No. 200706080119

Grantor : Federal Deposit Insurance Corporation, as Receiver of City Bank

Grantee: Whidbey Island Bank

Legal Description:

PTN LOTS 1 & 2, SP #90-45 BEING A PTN. NE 1/4 SW 1/4, AND PTN GOV.
LOT 3, ALL IN 5-34-2 E W.M.

Assessor's Property Tax Parcel/Account No.: 340205-0-040-0005, 340205-0-040-0500

The **FEDERAL DEPOSIT INSURANCE CORPORATION**, as **Receiver of CITY BANK**, Lynnwood, Washington, (herein referred to as "Assignor"), whose address is 40 Pacifica, Irvine, CA 92618, the said Depository Institution having been placed in receivership on April 16, 2010, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other valuable consideration paid to Assignor by Whidbey Island Bank (herein referred to as "Assignee"), whose address is P. O. Box 97007, Lynnwood, WA 98046, the receipt and sufficiency of which are hereby acknowledged, does by this Receiver's Assignment (herein referred to as "Assignment") hereby ASSIGN, TRANSFER, CONVEY, SELL and DELIVER to Assignee, without recourse, covenant, representation, or warranty of any kind or nature, express or implied, all of Assignor's right, title and interest, if any, in and to (1) the indebtedness described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (hereinafter collectively referred to as the "Indebtedness"), including any and all notes, instruments or writings evidencing or constituting such Indebtedness and (2) all liens, encumbrances, security interests, Deeds of Trust of collateral or other interests securing same, and any guaranties and other interests to which Assignor is entitled by virtue of any ownership of the Indebtedness, whether or not noted on Exhibit "A" (herein collectively referred to as "Security"), but (a) only to the extent that such secures the Indebtedness or the payment thereof, and not to the exclusion of the rights of Assignor or third parties to such Security to the extent that it secures indebtedness not assigned hereby and (b) exclusive of any foreclosed property (all of the foregoing being the "Loan"). If the Loan is participated or is a participation interest, Assignee assumes the duties and obligations of Assignor with regard to any participation agreement.

PROVIDED, HOWEVER, all of the foregoing is without recourse, covenant, representation, or warranty of any kind or nature, express or implied, including, without limitation, any concerning the amount of the Indebtedness and the priority, title, collectability, value, enforceability or validity of any of the foregoing.

This Assignment is executed pursuant to that certain **Purchase and Assumption Agreement** between Assignor and Assignee dated as of April 16, 2010.

IN WITNESS WHEREOF, this Receiver's Assignment of Deed(s) of Trust and Loan(s) is executed this 6 day of June, 2010, but to be effective for all purposes, however, as of end of business on April 16, 2010.

ASSIGNOR:

**Federal Deposit Insurance Corporation, as Receiver of
City Bank, Lynnwood, Washington**

By: _____

Name (print): Joseph W. Niemer

Title: Attorney in Fact, under Limited Power of Attorney

Recorded Under Skagit County Auditor's File No.

201106020055

ASSIGNEE:

Whidbey Island Bank,

By: _____

Name (print): Joseph W. Niemer

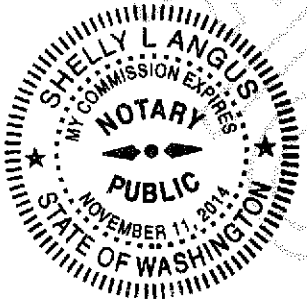
Title: Executive Vice President



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Joseph W. Niemer, to me known to be the Attorney-in-Fact, under Limited Power of Attorney recorded under Skagit County Auditor's File No. 201106020055, of Federal Deposit Insurance Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he was authorized to execute the said instrument as such Attorney-in-Fact.

GIVEN under my hand and official seal this 6th day of June, 2011.

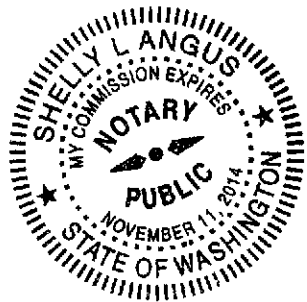


Shelly L. Angus
[Print Name] SHELLY L. ANGUS
Notary Public in and for the State of
Washington residing at ANACORTES
My commission expires: 11-11-14

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Joseph W. Niemer, to me known to be the Executive Vice President of Whidbey Island Bank, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he/she was authorized to execute the said instrument as such officer.

GIVEN under my hand and official seal this 6th day of June, 2011.



Shelly L. Angus
[Print Name] SHELLY L. ANGUS
Notary Public in and for the State of
Washington residing at ANACORTES
My commission expires: 11-11-14



EXHIBIT "A"

All documents for City Bank loan number 113965566401 to HSJJ CO, L.L.C. including but not limited to the following:

- 1) Promissory Note from HSJJ CO, L.L.C. to City Bank in the original principal sum of \$4,418,978.29 dated June 6, 2007.
- 2) Deed of Trust from HSJJ CO, L.L.C., a Washington limited liability company, as Grantor, to Reconveyance Professionals Inc., as Trustee, for City Bank, as beneficiary, dated June 6, 2007 and recorded June 8, 2007 under Skagit County Auditor's recording No. 200706080110 for that certain real and personal property located at 7645 State Route 20, Anacortes, Washington 98221 including all furniture, fixtures, equipment and inventory at said premises.
- 3) Commercial Security Agreement from HSJJ CO, L.L.C. dated June 6, 2007.
- 4) Commercial Guaranty from Hyun Keun Kim dated June 6, 2007.
- 5) Commercial Guaranty from Sung Hee Kim dated June 6, 2007.
- 6) All Related Documents to the foregoing.

